023.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,800 / 840,800
					USE VALUE:	840,800 / 840,800
					ASSESSED:	840,800 / 840,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		COTTAGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRANZER ELLEN D
Owner 2:	
Owner 3:	
Street 1:	18 COTTAGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1961, having primarily Wood Shingle Exterior and 2262 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	360,800		480,000	840,800
Total Card	0.138	360,800		480,000	840,800
Total Parcel	0.138	360,800		480,000	840,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.71 | /Parcel: 371.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15316

GIS Ref

GIS Ref

Insp Date 07/21/17

!1917!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	360,800	0	6,000.	480,000	840,800		Year end	12/23/2021
2021	104	FV	341,900	0	6,000.	480,000	821,900		Year End Roll	12/10/2020
2020	104	FV	342,000	0	6,000.	480,000	822,000	822,000	Year End Roll	12/18/2019
2019	104	FV	314,100	0	6,000.	510,000	824,100	824,100	Year End Roll	1/3/2019
2018	104	FV	314,100	0	6,000.	372,000	686,100	686,100	Year End Roll	12/20/2017
2017	104	FV	315,700	0	6,000.	324,000	639,700	639,700	Year End Roll	1/3/2017
2016	104	FV	315,700	0	6,000.	276,000	591,700	591,700	Year End	1/4/2016
2015	104	FV	263,600	0	6,000.	270,000	533,600	533,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:47:46

LAST REV

Date	Time
08/22/17	14:03:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN PAUL/ETAL	1192-81		8/12/1998		252,000	No	No	Y	

USER DEFINED

Prior Id # 1:	15316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2013	80	Manual	440	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/19/1999	Inspected	267	PATRIOT
9/30/1999	Measured	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	480,000	Spl Credit		Total:	480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.25344825
Const Adj.:	0.98980004
Adj $ / SQ:	186.099
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560280
Depreciation:	199460
Depreciated Total:	360820

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

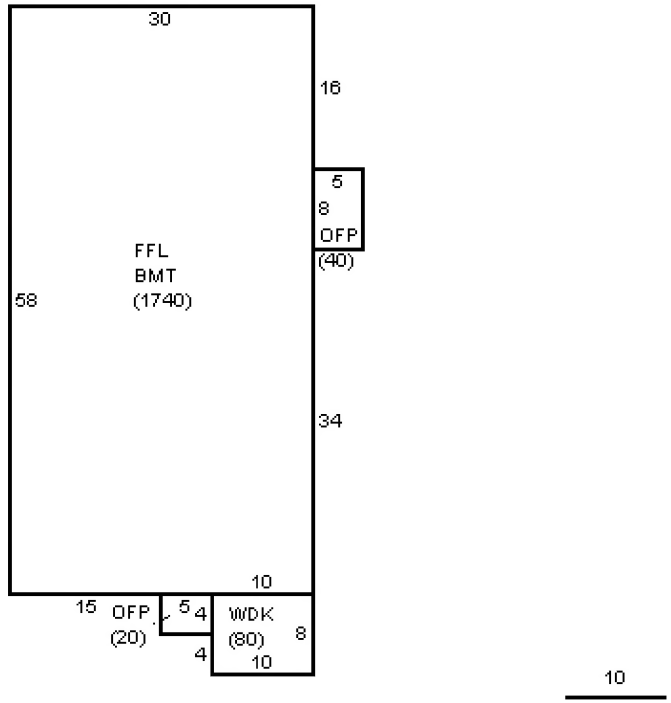
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.10
Special Features:	0	Val/Su Net:	99.67
Final Total:	360800	Val/Su SzAd	207.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,740	66.720	116,087
FFL	First Floor	1,740	186.100	323,813
WDK	Deck	80	15.840	1,267
OFP	Open Porch	60	43.550	2,613

Net Sketched Area:	3,620			Total:	443,780
Size Ad	1740	Gross Area	3620	FinArea	2262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc